

PB# 73-29

Park Lawn

Park Lawn Subdivision 73-29

appended.
Completed May 2, 1973
given to Town Clerk's Office 5/2/73

GENERAL RECEIPT

1353

Town of New Windsor, N. Y.

Received of Planning Board May 2, 1973 \$13,545.00
Thirteen thousand five hundred forty five and 00/100 Dollars
For Park Land fee - \$12,600.00 - Sub-Division - \$945.00 for
Parklawn - Union & Erie Avenues

DISTRIBUTION:

FUND	CODE	AMOUNT

Town Clerk
TITLE

BY Dorothy O. Finley Deputy

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

ESSELTE

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

**PUBLIC NOTICE
OF HEARING BEFORE
THE PLANNING BOARD OF**

THE TOWN OF NEW WINDSOR

Pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 555 Union Avenue, Town of New Windsor on Wednesday, the 11th day of October, 1972 at 8:00 o'clock in the evening, to modify and approve, or disapprove the preliminary layout for the following proposed subdivision, submitted to the Planning Board entitled:

PARKLAWN, Town of New Windsor, County of Orange, State of New York; consisting of 65 lots on a 26 plus or minus acre site, generally situated east of the Erie Railroad, west of Birchwood Drive and south of Erie Avenue.

By order of the Planning Board of the Town of New Windsor, Orange County, State of New York:

Dated: September 13, 1972
JOSEPH C. TALLARICO,
Chairman
Sept. 30

**State of New York
County of Orange, ss:**

Olga Trachewsky

she

, being duly sworn deposes and
says that ~~he~~ is Principal Clerk.....

of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News,
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published
One Time

.....
in said newspaper, commencing on the.....30th.....day of
.....September.....A.D., 19 72, and ending on
the30th.....day ofSeptember.....A.D., 1972

Subscribed and sworn to before me this

.....3rd.....day of.....October.....19.....72

Olga Trachewsky

Barbara J. Weidner

Notary Public of the State of New York, County of Orange.

MY COMMISSION EXPIRES MARCH 30, 19 74

Date 8-22-72

Application No. 73-29

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision PARKLAWN
2. Location SOUTH OF ERIE AVENUE; EAST OF RAILROAD TRACKS; WEST OF BIRCHWOOD DR.
3. Acreage 27± 4. Number of lots 63 5. Zone RB
6. Name & address of subdivider PARKDALE ESTATES, INC., 4 PARKDALE DRIVE, NEW WINDSOR
7. Name & address of record owner of land SAME
8. Present and intended uses RESIDENTIAL SINGLE FAMILY HOMES

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant N.M. Silberberg

Adopted 10/5/70

FROM

OFFICE OF THE SUPERVISOR**THEODORE F. MARSDEN**

Town Of New Windsor

555 Union Avenue New Windsor, New York 12550
Phone 565-8800

DATE

October 13, 1972

SUBJECT

TO

Town of New Windsor
Planning BoardFOLD

Gentlemen:

A question has been raised by the Town Board with regard to Parklawn Subdivision, concerning who will be responsible for the maintenance of the green belt areas within this subdivision. Would you please get this information prior to the final subdivision approval.

We also wish to call your attention again to the drainage problems that exist in the area of Birchwood Drive, which should be very carefully reviewed, since neighbors in that area have been complaining about recent flooding due to storms, and any work that could be done to correct this should be done at this time.

I wish to thank you for your attention to this matter.

Respectfully,

THEODORE F. MARSDEN,
Supervisor

TFM/cs

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5
4
3
2
1

PB ✓
T/13

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER
JOHN K. MCGUIRK

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

April 9, 1973

4/11/73

Re: Parklawn
File #10,403

Mr. Theodore Marsden,
Supervisor,
Town of New Windsor,
Town Hall,
New Windsor, N. Y.

Dear Ted:

Prior to the granting of preliminary approval by the Planning Board for the above subdivision, I prepared an agreement which was executed by the Town and the developer providing that the Town would take over the green areas.

It is our understanding that this arrangement has been changed so that we will form a Home Owners' Association which each lot owner will join and the Association will own and maintain the said green areas.

EMW:eml

Very truly yours,

RIDER, WEINER & LOEB, P. C.

By: *Elliott M. Weiner*

PARKDALE ESTATES, INC.

Builders and Developers

4 Parkdale Drive
New Windsor, N. Y. 12550
914-561-3868

April 11, 1973

Re: Parklawn

Planning Board
Town of New Windsor,
Town Hall,
New Windsor, N. Y.

Gentlemen:

In connection with our application for final approval of the Parklawn Subdivision, we have received a request from the Town Board that the area shown as green area be owned and maintained by a Home Owners' Association. Accordingly, we shall deed the said green area to an Association. We will require that each home owner in the subdivision be a member of the Association and each deed to the owner will convey an interest in said Home Owners' Association.

In accordance with the recommendation of your engineer, Bernard Kessler, the specifications which we will follow in installing the roads in the subdivision shall be as shown for roads in the cul de sac area, namely:

Base course 4" of 1 1/2" stone penetrated with two gallons of Item 64-P per square yard, covered and rolled with 5/8" stone chips, 1 1/2" asphaltic binder with 1" asphaltic concrete wearing course.

Very truly yours,

PARKDALE ESTATES, INC.

By:

N.M. Silberberg
Secretary

THIS AGREEMENT made this day of
1972, by and between the TOWN OF NEW WINDSOR, a municipal
corporation organized and existing under the laws of the State
of New York, with offices at Union Avenue, New Windsor, New York,
hereinafter called the "Town," and PARKDALE ESTATES, INC., a
New York corporation with an office at Union Avenue, New Windsor,
New York, hereinafter called the "Owner".

W I T N E S S E T H:

WHEREAS, Owner owns the real property described in
known as Parklawn Estates Subdivision
Schedule A/and hereto attached, and

WHEREAS, the Owner has submitted written application
to the Town Board for implementation of Section 281 of the Town
Law, and

WHEREAS, the Town Board has, by resolution dated the
16th day of August, 1972 approved said application, provided the
Owner complies with the terms of this agreement, and

WHEREAS, the Town Board finds that, subject to the
terms and conditions set forth herein, the implementation of
Sec. 281 of the Town Law will encourage flexibility of the
design and development of the land so as to permit the most
appropriate uses and facilitate adequate and economical use of
the streets and facilities and preserve the natural scenic
quality of open lands,

NOW, THEREFORE, in consideration of the mutual promises
herein contained, it is agreed:

1. That the Owner may develop the land by the erection

of structures as the same are set forth on a site plan entitled "Parkdale Estates, Inc." made by Eustance & Horowitz, Engineers, Parklawn Estates Subdivision employing an average density factor provided that the number of units shall not exceed the number which could be permitted in the Planning Board's judgment if the land was subdivided into lots conforming with the minimum lot size and density requirements of the zoning ordinances applicable to the district in which such land is situated.

The area shown on said site plan as "green area" which contains existing streams shall be deeded to the Town upon completion of the development.

2. That the bulk and parking regulations to be applicable to this development shall be as follows:

- | | |
|------------------------------------|----------------------|
| 1. Minimum Lot Area | 10,000 square feet |
| 2. Minimum Lot Width | 90' at building line |
| 3. Minimum Lot Depth | 100' |
| 4. Minimum Front Yard | 30' |
| 5. One side yard | 12' |
| 6. Both side yards | 30' |
| 7. Minimum rear yard | 35' |
| 8. Minimum frontage on cul-de-sacs | 60' |

3. Changes in the details as shown on said plan shall be made only with the consent of the Planning Board of the Town of New Windsor and no increase in the number of units shall be made without the consent of the Town Board of the Town of New Windsor.

4. The open areas as delineated on the aforesaid plan, or any plan finally approved by the Planning Board of the Town of New Windsor, shall be maintained in their natural state to preserve the natural scenic quality of the area as aforesaid.

5. This agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective

parties, and the same shall be recorded in the Office of the Clerk of the County of Orange.

6. This agreement shall be interpreted in accordance with the laws of the State of New York.

7. The storm drains and other drainage shown on the aforesaid subdivision map shall be constructed by the owner in accordance with the said map and there shall be no interference with the existing drainage systems nor shall any further surface water be discharged into the existing natural drainage as it is shown on the aforesaid subdivision map.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

TOWN OF NEW WINDSOR

By: J. L. [Signature]

PARKDALE ESTATES, INC.

By: N. M. Silberberg SEC.

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision Park Laurel as submitted by Morton Silverberg
for the building or subdivision of Parkdale Estates
has been reviewed by me and is approved ☒ disapproved _____

If disapproved, please list reason.

Joseph F. Vesely
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision K as submitted by Parklawn
for the building or subdivision of _____
has been reviewed by me and is approved _____ disapproved XX

If disapproved, please list reason.

The spacing of hydrants is wrong and it shows only a 6" main
An 8" main required.

HIGHWAY SUPERINTENDENT

Joseph Craig
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

February 27, 1973

Town of New Windsor Planning Board

Subject: Parklawn Subdivision - Entrance to Erie Avenue

At the Planning Board's request, I once again have checked the proposed entrance of Parklawn Drive to Erie Ave. My findings are as follows.

The proposed intersection does have one fault in its limited sight distance of about 300' to the west. This fault, however, is not too severe since traffic approaching from the west normally slows down for both the railroad crossing and the curve from Union Ave. into Erie Ave. This slowing down, coupled with a possible stop sign from Parklawn Drive onto Erie Ave., will remove most of the danger from this intersection.

The best alternative would be to have a cul-de-sac of about 800' in length terminating in the area of lots 2, 3, 17, and 18. This would have the disadvantage of putting the traffic from all 68 new homes onto Birchwood Drive besides having an 800 foot long cul-de-sac with 2 spurs containing 24 of these homes.

I believe the alignment as submitted is still the most preferred one.

Bernard Kessler

PARKDALE ESTATES, INC.

RECEIVED
NOV 11 1974

Builders and Developers
TOWN PLANNING BOARD

4 Parkdale Drive
New Windsor, N. Y. 12550
914-561-3868

New Windsor Town Board
Mrs. Julia M. Tuckosh
Town Clerk
555 Union Avenue
New Windsor, New York 12550

November 6, 1974

Re: Parklawn Subdivision Bonds

Dear Mrs. Tuckosh:

In March, 1973 we submitted bonds totaling \$173,000 for the above-captioned subdivision as per instructions of the Town Board. To date, we have completed the following subdivision improvements:

- a) sanitary sewers
- b) storm drainage system
- c) water system
- d) 65% of the paving of the roadways
- e) 85% of the concrete curbing

In view of the approaching maturity of the improvement bonds, we would appreciate a reduction of the bond burden to reflect the substantial completion of the bonded work. Based on the Town Engineer's estimate of uncompleted work, we would substitute a new bond to guarantee completion of the subdivision improvements.

It is our feeling that paying heavy and expensive premiums for subdivision work already in place and completed would not in any way serve to the Town's advantage. Furthermore, the excessive bond and its premium have the effect of an unnecessary financial strain in an economic balance that cannot carry such burdens.

Your respectful consideration and understanding will be most appreciated.

Very truly yours,
PARKDALE ESTATES, INC.

By: N.M. Silberberg
N.M. Silberberg

CC: ✓ Town of New Windsor Planning Board
Mr. R. Cuomo, Town Engineer

Shirley - file

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

March 24, 1977

Mr. Morton Silberberg
9 Dunhill Lane
Monsey, N. Y.
10952

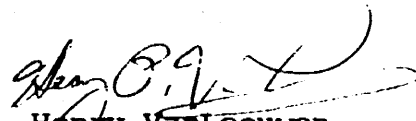
Dear Mr. Silberberg,

There have been numerous complaints of the conditions of your sub-division called Parklawn in the past weeks. These complaints relate to the existing conditions of your roads.

I have also inspected this area, along with the Town Engineer and can attest to the fact of the seriousness of the various tax payers complaints, as the roads are in a very dilapidated condition.

As Chairman of the New Windsor Planning Board, I urgently request your appearance at the next Planning Board meeting April 13, 1977. At that time we expect that you will be prepared to present your program to the Planning Board to eliminate any and all problems at Parklawn in regards to the roads and timely completion for dedication to the Town.

Very truly yours,


Henry VanLeeuwen
Chairman,
Planning Board

HVL/mfb
cc: Mr. Crotty

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

September 7, 1972

Town of New Windsor Planning Board

Re: Preliminary Plan-Parklawn Subdivision

The general lot layout for this subdivision is one which is probably the most eyepleasing one as compared to the alternative. This alternate and only other feasible layout would be to have another street approximately parallel to Parklawn Dr., and Birchwood Dr. This street would have a row of lots backing up to the railroad. The plan as presented, with the short cul-de-sacs and loop streets, provides for a circular pattern of houses rather than row housing. The Highway Superintendent, Mr. Vesely, has indicated his approval of this layout for the roads and for the pavement to be provided.

The overall drainage facilities to be provided are more than adequate. The green areas along existing streams (as opposed to housing these lots) should prevent excess silting.

Since all water mains here are looped or dead ended with no chance of future extension, it appears that the 6" main as indicated will be sufficient. This, of course, is subject to approval of the Fire Prevention Board. One additional hydrant should be provided, as follows. The hydrant in lot 49 should be moved to lot line 59-60 and add a new hydrant at lot line 47-48.

Sanitary sewers appear to have good grades, as do the roads, but these will be further checked upon submission of construction drawings.

Bernard Kessler



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

September 7, 1972

Elliot M. Weiner, Esq.
Rider, Weiner, and Loeb
178 Grand Street
Newburgh, New York 12550

Dear Elliot:

Enclosed please find the copy of a proposed agreement between the Town of New Windsor and Parkdale Estates. Also enclosed is the copy of a letter from Morton Silberberg of Parkdale Estates, indicating changes which must appear within the agreement.

This proposed agreement was received by the Town Board at the last Town Board meeting, and referred to the Town Attorney. What I would request of you is that this proposed agreement be re-drafted, incorporating such changes as the square feet of the lot, the minimum lot width, and any other changes which have been indicated in Mr. Silberberg's letter of September 1, 1972.

I would like to have this new contract worded so that some differentiation or identification is made that this is Parkdale Estates, Inc., but it concerns Parklawn Estates Subdivision. We would like this spelled out in the contract to avoid confusion.

I would also request that you contact Mr. Maharay to find out if he has any clauses which he may want inserted in this agreement.

Your prompt attention to this matter will be greatly appreciated.

Respectfully,

THEODORE F. MARSDEN,
Supervisor

TFM/cs
cc: Mr. Maharay
Town Clerk
Planning Board ✓
Encs.

cc: T/K
A/S
OK/LS

PARKDALE ESTATES, INC.

Page 1 of 2
2 9/7/67

Builders and Developers

4 Parkdale Drive
New Windsor, N. Y. 12550
914-561-3868

The Honorable Theodore Marsden
Supervisor Town of New Windsor
Town Hall
New Windsor, New York 12550

September
1
1972

Re: Parklawn Subdivision
Erie Avenue at Birchwood

Dear Mr. Marsden:

In response to your constructive advice offered during our past meeting, I enclose a revised map of our Parklawn subdivision incorporating the points you mentioned.

You will note that we have increased the minimum lot size to 10,000 square feet. While this revision has caused us to eliminate several lots from the map, we are in agreement with you that the larger lots will make for a more handsome subdivision.

The minimum frontage on the cul-de-sacs has been increased to 60 feet. In all lots, the frontage at the building line will be 90 feet. Our engineers indicate that this allowance for lots on a cul-de-sac (90 foot frontage at building line rather than at front of lot) is permitted on standard layouts of subdivisions. As our "typical lot layout" indicates, our current subdivision plan will meet all current requirement as to lot width, lot depth, minimum front yard, side yard and rear yard. The only point that our cluster plan will differ from the standard is in regard to lot area.

In closing I would like to thank you once again for ^{your} interest and constructive criticism in developing this project.

Very truly yours,
PARKDALE ESTATES, INC.

By: Morton Silberberg
N.M. Silberberg

NMS:jl

PARKDALE ESTATES, INC.
4 Parkdale Drive
New Windsor, New York 12550

Town of New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

January
19
1973

Re: Model Home
Parklawn Subdivision

Gentlemen:

I would like this letter to serve as our formal request for Planning Board permission to construct a model home at our new Parklawn subdivision. The lot, for which permission is requested, is lot number 1 on our subdivision map and is located directly east of the Erie-Lackawanna railroad tracks on Erie Avenue. This lot has paved road frontage with accessibility to city water and city sewers.

It is our intention to construct a 48 foot bilevel home to sell for approximately \$37,000.

We do hope our request will meet with your favor so that we may progress with our activities for 1973.

With many thanks for your cooperation in the past and the present, I remain

Very truly yours,

PARKDALE ESTATES, INC.

By: Morton Silberberg
N.M. Silberberg

NMS:jl

OPINION 66-61

Building Permit—Withholding by Building Inspector.—While a town building inspector could be empowered by ordinance to refuse a building permit to a subdivider or developer who had failed to obtain plat approval from the planning board, it would seem that the said building inspector may not, and could not be empowered by ordinance to refuse such permit to an individual lot owner seeking to build a house abutting a town road, solely because a subdivision map has not been approved and filed (Town L §§268, 276, 277).

Inquiries: (1) May a developer who divides a parcel into two or more lots fronting on an approved town road be compelled to submit such

with an individual lot owner abutting on a town road if the subdivision map is not on file.

Conclusion: While a town building inspector could be empowered by ordinance to refuse a building permit to a subdivider or developer who had failed to obtain plat approval from the planning board, it would seem that the said building inspector may not, and could not, be empowered by ordinance to refuse such permit to an individual lot owner seeking to build a house abutting a town road, solely because a subdivision map has not been approved and filed.

March 9, 1966.

FROM

OFFICE OF THE SUPERVISOR

THEODORE F. MARSDEN

Town Of New Windsor

555 Union Avenue New Windsor, New York 12550

Phone 565-8800

DATE May 3, 1973

TO

Mr. Silberberg
Planning Board
Town Clerk

SUBJECT

For Parkdale

FOLD

This is to note that the Town Board has received from Parkdale Estates, Inc. a Bond for curbs, paving, monuments, water and sewer facilities in the amount of \$94,000 and \$79,000-total of \$173,000.00.

This will be filed with the Town Clerk as of this date.

Respectfully,

[Signature]

THEODORE F. MARSDEN
Supervisor

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TOWN OF NEW WINDSOR
OFFICE OF THE HIGHWAY SUPERINTENDENT
NEW WINDSOR, NEW YORK

12-12-73
84

December 3, 1973

Town Board
Town of New Windsor

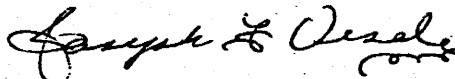
RE: Parklawn Subdivision

Gentlemen:

The developer of the above mentioned subdivision has paved the roads in front of Lots #2 through #23. I recommend that the Town accept the roads for dedication in order to provide the homeowners with essential Town services.

I further recommend that no bond reduction be allowed at this time.

Respectively,



JOSEPH F. VESELY
Highway Superintendent
Town of New Windsor

cc: Town Clerk
Planning Board

OK/wn
cc pb BT
File Parklawn

February 14, 1973

Eustance & Horowitz, P.C.
P.O. Box 525
Circleville, New York 10919

Re: Parklawn Subdivision
Town of New Windsor

Gentlemen:

We have reviewed the applications and plans for the above mentioned water main and sewer extensions.

Attached are our comments based on technical review for your consideration.

We are retaining the applications and one copy of the plans and engineer's report for our files and returning the balance of the submissions to you.

Further consideration of these applications are withheld pending receipt of your comments and/or revised plans.

Very truly yours,

John G. Bjorklund, P.E.
Senior Public Health Engineer
Bureau of Environmental Engineering

cc: Town of New Windsor
File

Enclosures

WATER, SEWER, HIGHWAY REVIEW FORM:

June 22, 1973

The maps and plans for the Site Approval _____ Subdivision XXX

as submitted by Eustance & Horowitz, P.C.

for the building or subdivision of PARKLAWN

has been reviewed by me and is approved ^{Conditional} XXXX disapproved _____

If disapproved, please list reason.

Contractor must post inspection fee and performance bonds with the Town Hall

Contractor should contact Engineers, assigned by Town Board, for requirements for inspections of sewer lines.

Main sewer line must be tested for infiltration and or exfiltration upon completion. Final inspection for infiltration and or exfiltration must be approved by Engineers.

Contractor must provide spurs or laterals to houses and homes in the sub-division using materials approved by the engineers.

No laterals shall be connected to the main sewer line until after the line has met with the engineers approval and a letter sent to the Town Board and this department.

No Septic or Sanitary permits shall be issued until after letter of approval from engineers has been received.

Each lateral or house connection shall have a Septic or Sanitary permit and each lateral that is installed shall be inspected by this department and recorded on the permit assigned to that lateral.

Approval has already been given by the Orange County Department of Health and Contractor must comply with their recommendations.

HIGHWAY SUPERINTENDENT
State, County, Town

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

Lyman D. Masten Jr.

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

3/28/73
S

January 8, 1973

REVISED 3/11/73 (4% FEE ADDED)

To: Town of New Windsor Planning Board
Town of New Windsor Town Board

Re: Parklawn Subdivision - Bond Estimate

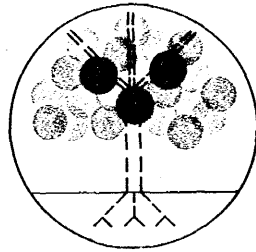
<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>ESTIMATE</u>
Sanitary Manholes	17	350.00	5,950
Sanitary Sewers-8"	3900	7.50	29,250
Catch Basins	24	300.00	7,200
Storm Drains-15"	1640 LF	7.00	11,480
Storm Drains-18"	150 LF	9.00	1,350
Storm Drains-21"	275 LF	11.00	3,025
Water Mains - 8"	4400 LF	6.25	27,500
8" Valves	12 EA	400.00	4,800
Fire Hydrants	7 EA	500.00	3,500
Curbs	6800 LF	2.75	18,700
Paving	4550 LF	13.00	59,150
Monuments	33 EA	30.00	990
Total	-	-	\$172,895

Recommended Bond - \$173,000

4% INSPECTION FEE - \$6,920

Bernard Kessler

Department of Planning



County of Orange

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner

The County Building
Goshen, New York 10924
(914) 294-5151

Louis V. Mills, County Executive

May 11, 1973

Mr. Joseph Tallarico, Chairman
c/o Shirley Hassdenteufel, Secretary
Town of New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

RE: Parklawn - County Road 69
and Erie Avenue
Our File No. 73-136-N

Dear Mr. Tallarico:

On Wednesday, the 2nd of May, 1973, the above subdivision was submitted to the County Clerk's office for filing purposes. Upon investigation, it was discovered that the subdivision fronted a County road and was not submitted to us for review prior to the approval of the final plat by your Board. Your Board's action was in violation of the provisions of Section 239-N of the General Municipal Law and, therefore, an illegal one.

Should the matter be challenged at some point, the Board's action could be invalidated on procedural grounds.

At this time, we will not approve nor deny the submission until the matter is reviewed by the Town Attorney and/or the Planning Board's attorney and the applicable provisions of the law adhered to.

Very truly yours,

Joel Shaw
Senior Planner

JS/bd

cc: Town Attorney, Arthur O. Maharay
Planning Board Attorney, Bernard J. Sommers
D. Lisack, Orange County Department of Public Works



COUNTY OF ORANGE / Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Commissioner

REUBEN TIZES, M.D., M.P.H., D-P.M.(P.H.)

Asst. Com. for Environmental Health
MATTHIAS SCHLEIFER, P.E.

Director of Public Health Nursing
SHIRLEY THORNTON, R.N.

April 4, 1973

Supervisor & Town Board
Town of New Windsor
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Approval of plans for
Water Main Extension to
serve Parklawn Subdivision
in the Town of New Windsor

Gentlemen:

We have this day approved the plans and specifications submitted by Eustance and Horowitz, P.C. for the above mentioned project.

Application for this project was duly made by you and received in this office on November 30, 1972.

We are enclosing a Certificate of Approval. A copy of the approved plans and specifications is being retained in our files and the remaining sets are being returned to your engineer.

Very truly yours,

M.J. Schleifer, P.E.
Assistant Commissioner

MJS:GE:sif

Enclosure

T.B. meeting
Under Public Forum
4-18-73

Memo FROM: **JULIA M. TUCKOSH - TOWN CLERK**
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Town Planning Board

DATE: April 23, 1973

SUBJECT:

—FOLD HERE—

The New Windsor Town Board requests that your Board review the approved plans for the Park Dale Development, giving particular attention to the drainage compliance.

It was brought out by Councilman Langer that one of the problems theretofore, they have an 18 inch drainage pipe that drains most of the Park Dale Development, coming right up to the property line of the property owners along Ona Lane.

Sincerely,

Julia M. Tuckosh
JULIA M. TUCKOSH
Town Clerk

JMT:cm

by _____



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

April 10, 1973

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Gentlemen:

Enclosed please find copy of the letter dated April 4 from the Orange County Dept. of Health granting approval to the extension of mains for the water service to Parklawn Subdivision in the Town of New Windsor and the letter dated April 3 from the Orange County Dept. of Health granting approval for this extension to the sewer mains to serve Parklawn Subdivision. I hope that this meets with your approval.

I would like to request that the conditions of final approval for this above mentioned subdivision require that the open space which is left as a result of the 281 Review be made part parcel of each deed of the property owners within the subdivision so that they may be held responsible for the maintenance of this open space area. The Town Board does not desire to maintain this nor does the Youth and Recreation Dept. feel that this can be used for recreational activity. Consequently, I would respectfully request that this condition be made part of their stipulations in final approval with this grant.

I wish to thank you for your cooperation in this matter.

Respectfully yours,

Theodore F. Marsden
THEODORE F. MARSDEN (n)
Supervisor

TFM/jln
cc: Elliott Weiner
Enclosure

C- 1/2
21
OK for file

3/28/73
5

March 16, 1973

Eustance & Horowitz, P.C.
P.O. Box 525
Circleville, New York 10919

Re: Parklawn Subdivision
Town of New Windsor

Gentlemen:

We have reviewed the applications and plans for the above mentioned subdivision, water main and sewer extensions.

Attached are our comments based on technical review for your consideration.

We are retaining the applications and one copy of the plans and engineer's reports for our files and returning the balance of the submissions to you.

Further consideration of these applications are withheld pending receipt of your comments and/or revised plans.

Very truly yours,

John G. Bjorklund, P.E.
Senior Public Health Engineer
Bureau of Environmental Engineering

cc: Town of New Windsor
Parkdale Estates, Inc.
File (3)

Enclosures

THIS FORM IS USED TO EXPEDITE MATTERS THAT MIGHT BE DELAYED IN NORMAL OFFICE ROUTINE

FROM

OFFICE OF THE SUPERVISOR

THEODORE F. MARSDEN

Town Of New Windsor

555 Union Avenue New Windsor, New York 12550
Phone 565-8800

DATE

October 20, 1972

TO

Mr. John H. Kilpatrick
34 Birchwood Drive
New Windsor, New York 12550

SUBJECT

FOLD

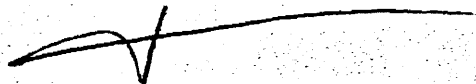
Dear Mr. Kilpatrick:

In reply to your letter of October 18, 1972, please be advised that the Town Board has pointed out the drainage problems in our agreements with Parklawn developers.

I have also sent a request to Councilman Coutant, and a separate letter to the Planning Board, calling to their attention the drainage conditions that exist in that area.

I am taking the liberty of forwarding your letter to the Planning Board for their consideration during the review of this subdivision. Thank you for your interest in this matter.

Respectfully,


THEODORE F. MARSDEN,
Supervisor

TFM/cs
cc: Planning Board

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CC: RHP
64-5
October 18, 1972

Mr. Theodore Marsden
Supervisor, Town of New Windsor
Union Avenue
New Windsor, New York 12550

Re: Subdivision - PARKLAWN

Dear Mr. Marsden:

I attended a meeting of the New Windsor Planning Board on October 11, 1972 for the purpose of determining how the drainage of this development would be handled. I am deeply concerned inasmuch as there presently exists a problem and I am fearful that this condition may be aggravated with any development of PARKLAWN, unless the drainage is properly engineered. My question directed to the Chairman was answered by the developer and Mr. Eustance, whose firm has done the survey work. They advised me that all drainage would be in a Northerly direction and flow through an existing drain under Birchwood Drive down toward Hudson Drive. I asked the Chairman what recourse I would have in the event it did not work out as planned. He referred the question to Planning Board Attorney Stanton who advised me that the plan would be reviewed by the Town Engineer before approval.

While I am strictly a layman insofar as the engineering field is concerned, I did study this plan later. With all elevations clearly indicated, it is easy to see that the lowest point in the whole development is the Southeast corner in the area abutting my property. Just as a point of information, I might add that before Willow Acres was developed, a stream bed existed at this point. This has been diverted into a 24" concrete pipe, which, during periods of heavy rain, will not handle the present runoff. What will it be like when they disturb a virgin area, with homes built and lawns graded to the natural contour of the area, diverting considerably more runoff than presently exists? I'm not so sure that the answer noted above was as accurate as it should have been. It is quite evident in the plan that there is a catch basin on Parklawn Drive spilling the water toward the stream bed.

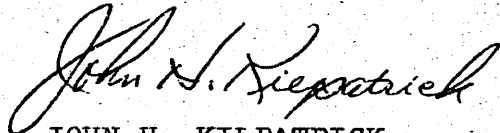
Mine is not the only parcel with a water problem. Three other parcels to the North of mine on Birchwood Drive get some runoff in spite of the fact that drybeds were installed at their rear property line and they are graded to the same low point. I know that this is true on most of the properties farthar along Birchwood where the grade goes to the North at a point between #40 - owned by Brodow and #42 - owned by Beltempo. I know too, that the drainage into a 24" pipe at the northerly right-of-way, where Mr. Eustance indicated most of runoff would go, likewise cannot handle the present runoff. I've seen water running over the lawns all the way down to Hudson Drive at this point. The storm sewers on Harth and Birchwood cannot handle heavy rains, causing flooding at the intersection, over the curbing and onto lawns.

While I have been assured that the plan for this development will be checked very thoroughly by the Town Engineer, I still want to be on record in the event of any future legal action.

There is another matter that concerns me as a taxpayer and a neighbor of the new development and that is the so-called "Green Area". While nothing has ever been done with it insofar as keeping the undergrowth cut down, it is used by quite a number of children as a recreation area. There are some who even pitch tents and sleep out over night. It might even be called dangerous since there are a number of dead trees that should be trimmed out. The present owner, Fred Warmer, refuses to do anything about it. He even refused to accept responsibility for damage to a neighbor's pool caused by a falling dead tree from his property. With 65 more homes in the area, there are bound to be more children using the areas in spite of the fact there will be far less of the green area. It's a point which I think should be considered before this development gets underway.

I trust that the points covered in this letter will be given due consideration.

Very truly yours,

A handwritten signature in cursive script, reading "John H. Kilpatrick".

JOHN H. KILPATRICK
34 Birchwood Drive
New Windsor, N.Y. 12550

cc PBL
BT

PARKDALE ESTATES, INC.

Builders and Developers

4 Parkdale Drive
New Windsor, N. Y. 12550
914-561-3868

The Honorable Theodore Marsden
Supervisor, Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

March
6
1973

Dear Mr. Marsden:

The enclosed Savings Account Passbook of Empire National Bank (account #05-34136-7), having a balance of \$1,500., is hereby posted as security in the event of the following:

- a) In the event, we do not obtain final approval for our Parklawn Subdivision,
- b) And in the event, the Town of New Windsor directs us to demolish any structure on the Parklawn property,
- c) And in the further event, we do not demolish afore-said structure within a reasonable time,
- d) Then, in that event, the Town of New Windsor may use said Passbook funds to pay for the demolition.

It is understood and agreed that at the time we receive final approval and the plat is filed the Town will return the Passbook and this arrangement shall be terminated.

Very truly yours,
PARKDALE ESTATES, INC.

By: N.M. Silberberg
N.M. Silberberg
Secretary

AGREED AND ACCEPTED:
TOWN OF NEW WINDSOR

By: Theodore Marsden
Theodore Marsden
Supervisor

filed w / T/C
3/8/73

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Paul Sam
Estates
Subdivision _____ as submitted by Merton Silverby
for the building or subdivision of _____
has been reviewed by me and is approved ☒ disapproved _____

If disapproved, please list reason.

Joseph B. Osely
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

FROM

OFFICE OF THE SUPERVISOR

THEODORE F. MARSDEN

Town Of New Windsor

555 Union Avenue New Windsor, New York 12550

Phone 565-8800

DATE

September 19, 1972

SUBJECT

TO

Planning Board

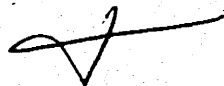
FOLD

Gentlemen:

The Town Board is concerned with the similarity of names which are being assigned to subdivisions such as Parklawn and Parkdale. We would respectfully request that you require substantially different names, so that the various sections of the Town do not become confused with similar names.

Your prompt attention to this matter would be greatly appreciated.

Respectfully,



THEODORE F. MARSDEN,
Supervisor

TFM/cs

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COUNTY OF ORANGE / Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Commissioner

REUBEN TIZES, M.D., M.P.H., D-P.M.(P.H.)

Asst. Com. for Environmental Health
MATTHIAS SCHLEIFER, P.E.

Director of Public Health Nursing
SHIRLEY THORNTON, R.N.

April 4, 1973

Supervisor & Town Board
Town of New Windsor
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Approval of plans for
Water Main Extension to
serve Parklawn Subdivision
in the Town of New Windsor

Gentlemen:

We have this day approved the plans and specifications submitted by Eustance and Horowitz, P.C. for the above mentioned project.

Application for this project was duly made by you and received in this office on November 30, 1972.

We are enclosing a Certificate of Approval. A copy of the approved plans and specifications is being retained in our files and the remaining sets are being returned to your engineer.

Very truly yours,

M.J. Schleifer, P.E.
Assistant Commissioner

MJS:GE:s1f

Enclosure



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Warmer Property

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

1 Equipment Rebuilders Holding Corp. -OK
615 Broadway
Westwood, New Jersey 07675

2 Erie Lackawanna Railroad
C/O David A. Leech - OK
112 Propsect Avenue SE
Cleveland, Ohio

3 Lupo, Salvatore & Ruby L. - OK
Erie Avenue MD#23
New Windsor, New York 12550

4 Rainey, Alvin W. & Josephine
72 Birchwood Lane - OK
New Windsor, New York 12550

5 Bouchard, Anna C. & Cosgrove, Ann L.
70 Birchwood Lane - OK
New Windsor, New York 12550

6 Ellick, Sanford A. & Rose - OK
68 Birchwood Lane
New Windsor, New York 12550

7 McDonald, Thomas H. & Grieco, Marianne M. - OK
66 Birchwood Lane
New Windsor, New York 12550

8 Bartel, Albin J. & Rose M. - OK
64 Birchwood Lane
New Windsor, New York 12550

9 Daddio, Anthony M. & Marion - OK
60 Birchwood Lane
New Windsor, New York 12550

10 Grammar, Robert H. & Barbara H.
58 Birchwood Lane
New Windsor, New York 12550

11 Carfizzi, Santa
56 Birchwood Lane - OK
New Windsor, New York 12550

12 Rossi, Eugene J. & Carolyn D. - OK
52 Birchwood Lane
New Windsor, New York 12550



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- Capicchioni, Paul P. & Judith A. - ok
13 50 Birchwood Lane
New Windsor, New York 12550
- Flanagan, Rose M. - ok
14 62 Birchwood Lane
New Windsor, New York 12550
- Buckley, James T. & Ellen C. - ok
15 48 Birchwood Lane
New Windsor, New York 12550
- Anderson, Frank W. - ok
16 46 Birchwood Lane
New Windsor, New York 12550
- Fernandez, Joseph & Mary - ok
17 44 Birchwood Drive
New Windsor, New York 12550
- Brodow, Edward J. & Catherine H. - ok
18 40 Birchwood Drive
New Windsor, New York 12550
- Bardin, John P. & Bette J. - ok
19 38 Birchwood Lane
New Windsor, New York 12550
- Orts, Orville O. & Margery R. - ok
20 36 Birchwood Lane
New Windsor, New York 12550
- Suttlehan, Donald J. & Gay Ann - ok
21 73 Harth Drive
New Windsor, New York 12550
- Petronella, Francesco M. & Susan E. - ok
22 75 Harth Drive
New Windsor, New York 12550
- Raz, William J. & Elizabeth M. - ok
23 77 Harth Drive
New Windsor, New York 12550
- Schade, Rudolph F. & Sarina S. - ok
24 79 Harth Drive
New Windsor, New York 12550



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- 25 Toffler, Harold & Lillian P. - OK
81 Harth Drive
New Windsor, New York 12550
- 26 Francasse, Richard E. & Jean A. - OK
83 Harth Drive
New Windsor, New York 12550
- 27 Botsford, Charles A. & Marion H. - OK
85 Harth Drive
New Windsor, New York 12550
- 28 Bambrick, John T. & Rose M. - OK
87 Harth Drive
New Windsor, New York 12550
- 29 Bates, Bertha S. - OK
89 Harth Drive
New Windsor, New York 12550
- 30 Spreer, Robert J. & Eleanor - OK
54 Birchwood Lane
New Windsor, New York 12550

Respectfully Submitted,

Ellsworth E. Weyant

ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

REGULAR MEETING OF THE NEW WINDSOR PLANNING BOARD

HELD ON OCTOBER 11, 1972

NEW WINDSOR TOWN HALL, NEW WINDSOR, NEW YORK

MEMBERS PRESENT: CHAIRMAN TALLARICO, JOSEPH LOSCALZO, THEODORE JARGSTORFF, RAY VAN VOORHIS, CHET PALOZZO, LAWRENCE JONES, AND THOMAS DOWD.

ALSO PRESENT: HOWARD COLLETT, BUILDING INSPECTOR AND JOHN STANTON, ATTORNEY.

ABSENT: BERNARD KESSLER, ENGINEER.

CHAIRMAN TALLARICO CALLED THE REGULAR MEETING OF THE NEW WINDSOR PLANNING BOARD TO ORDER AT 8:00 P.M.; AND PRESIDED OVER SAME.

#1. On Agenda - Parklawn Estates - Public Hearing - 8:00 P.M.

Chairman Tallarico: Called the Parklawn Estates Public Hearing to order at 8:00 P.M.; and presided over same.

John Stanton: Read the Public Notice of Hearing published in the Evening News, one time, dated September 30, 1972, and notarized by Barbara Weidner on October 3, 1972; which stated:

Parklawn, Town of New Windsor, County of Orange, State of New York; consisting of 65 lots on a 26 plus or minus acre site, generally located west of Birchwood Drive, and south of Erie Avenue, and east of Erie Railroad.

Chairman Tallarico: Collected thirty (30) signed Receipts for Certified Mail; which corresponded to the list of (30) abutting property owners, from the Office of the Assessor, Town of New Windsor.

Elliot Weiner, Attorney, Morton Silberberg, builder, and Mr. Eustance, Engineer, represented Parklawn Estates.

Elliot Weiner, stated that: This is the map that we had previously presented to a meeting of the Planning Board, and had received pre-preliminary approval. Then we went to the Town Board and they permitted us to Cluster the lots under Section 281 of the Town Law. We have an agreement with the Town whereby we are turning over to the Town, and they are going to take over all of the green areas, to preserve the natural greenage. Under our agreement with the Town and Zoning Ordinances of the Town, this map conforms to the regulations and we are submitting this to the Planning Board for preliminary approval. I think the Board is familiar with this; because we have been here three (3) times before.

Mr. Eustance stated that: We have public water, public sewers, the main comment at the last meeting when this was discussed was lot 37 and 38. We have changed zones to comply with the recommendations of the Board. In the design our big problem is drainage and because the surface stream, coming through the area bought, went across private property, and therefore we have spent quite a bit of money of the developer, in bringing the drainage down to a point of the lower part of Birchwood Drive; where we can safely take it across without causing drainage damage to anybody. It's a regular S/D there isn't too much unique about it.

Chairman Tallarico: Asked if there were any questions from the Board?

Mr. Jargstorff, stated that: I assume this is an existing culvert; or there is a water cross coming through there.

Mr. Eustance: There is a water cross coming through here, an existing culvert; but it goes through private land, and therefore we stayed away from it. We conducted everything down across here where they have a deeper sewer and more pitch; so that it will take it away better.

Mr. Jargstorff: Asked, You do have an outlet then?

Mr. Silberberg: Answered, yes.

Elliot Weiner, Stated that: I would like to point out too that we increased the size of the water mains to 8" to conform with the regulations.

Mr. Jones: Asked, Are there going to be any drainage problems to the people there now; or are you creating any drainage problems?

Elliot Weiner: Answered, no, we are just following the natural water courses.

Chairman Tallarico: Asked, Are there anymore questions from the Board? If not we will now open this meeting to the public.

Councilman Rainey, stated that: You were right the Town Board did give preliminary approval for culstering zoning; but I just noticed tonight, I didn't see a detail of your map, where the road comes out on Erie Avenue. We have a very bad condition on Erie Avenue and Union Avenue in that this road is dropping down about 50' below Union Avenue. In other words, the only objection I see if this road is butting into Union Avenue, making a cross road out of it. It's a bad corner now and your coming out blind by the Equipment Building. I know you probably laid it out to get to utilize those lots in the back; but I am primarily interested where your coming out on Erie Avenue. Your not coming out to a cross? In other words, that road makes a turn and Union Avenue bends, Erie Avenue comes off straight.

Mr. Eustance, stated that: It should come out to meet Union Avenue. Union Avenue runs at a turn, Erie Avenue comes straight. You see, you are coming in below here; which means it's immediately around the corner.

Mr. Silberberg, stated that: But there is an existing house there. This isn't our property. To make it come out in a straight way, we would have to take into consideration the fact that there is an existing house on this lot. So that this was the only alternative. This was tossed around and in view of the fact that this is a lot with a great deal of frontage on Union Avenue, as you see it, it takes in both sides of the curb. There was no other way. In fact, we only have our entire frontage two (2) lots on Union Avenue. One at this point, that very small frontage next to the railroad, and this lower piece.

Councilman Rainey; Asked: Can you tell me how much frontage there is from the lot on Erie Avenue on the Northeast corner to the existing house?

Mr. Silberberg, Answered: Approximately 200 feet.

Councilman Rainey, stated that: This one house is 100', and then you have another 100'?

Mr. Eustance: Answered, 50' of road and 50' of lot. 50' of road and there's an additional 50' here.

Mr. Rainey, stated: In other words, you are planning two lots on Erie Avenue facing Erie?

Mr. Eustance, stated: Neither one of these will face Erie. They are frontage on here but they will face this street here. Actually this is the only one that will serve on Union Avenue, nothing on Erie.

Chairman Tallarico, stated that: In other words your just having one lot going out to Union Avenue. Everything else is coming out on Park Lawn Dr.

Mr. Eustance: that is correct.

John Bambrick, stated that: The street that runs behind Harth Drive, all the way down to the corner of Birchwood and behind my house from 85, 87, and on up. What are they going to do with it?

Mr. Silberberg, stated that: It is not going to be touched. We are not going to do any developing in that area at all. There is no lots in the entire area.

Elliot Weiner, stated that: This whole area is going to stay the way it is and taken over by the Town. So nothing will ever go in there.

John Kilpatrick, stated that: I live at 34 Birchwood Drive, and I got no notice of this; I don't know why.

Chairman Tallarico, stated that: Mr. Kilpatrick's name is not on the list given to the applicant by the Town Assessor.

Mr. Kilpatrick, stated that: There is a bad drainage problem on the corner of Birchwood now; I want to see where they are going to dump that drainage in this development.

Mr. Eustance, stated that: This is a bad corner, we kept away from that. That's why we brought all our drainage this way, in order not to add anything to this. As a matter of fact, we will be relieving some of the drainage from this because we are picking all this up and coming this way into this better culvert over here.

Mr. Kilpatrick, asked: How are you picking up this stream that floods a couple times a year?

Mr. Eustance, stated: We are not touching that stream. This is what we were very careful to stay away from; because this is an existing problem. We wanted to relieve it as much as we can, certainly not aggravate it.

Mr. Kilpatrick, asked: What recourse will I have in the event that we get more flooding than we have at the present time. I've had to replace hedges, trees, and it washes out the lawn.

Elliot Weiner, Stated that: The whole thing is designed to take the water away from this area. We are not putting any more water in there, we are putting in less water.

Mr. Eustance, stated that: Everything this side of the road will be trapped coming from this way, and actually the area will be quite a bit less. You may still have floods this I can't predict; but we will not be causing them. We will not be adding to it.

Mr. Jargstorff, stated that: I noticed there seems to be a shortage of scale for the 50' road. Is that so?

Mr. Eustance, answered: This could be. This was where our deed gave us, as it was deeded to us. Whoever may have increased the width of this road, I don't know; but this was where our deed came. It is a wide road at that point.

Mr. Jargstorff, stated that: I think it's best of 50' at this point.
Mr. Eustance, stated that: This is just the edge of the pavement. The right away is over here, actually this is wider than 50'.

Jo Rainey, stated that: Do you mean to tell me that this new housing development, 65 houses approx., is going to come out on Birchwood Dr., as well as your new lane. This will be the only two ways out of this development?

Mr. Silberberg, stated that: There are three (3) exits out of the development. Two (2) on Birchwood Drive and one (1) on Erie Avenue.

Jo Rainey, stated that: Something, in other words, you are bringing them down to Birchwood or over to Erie. Your bringing all that traffic right to that spot. And if anyone that lives in our area (Birchwood) knows what a traffic problem we have now; what is it going to be with another sixty-five houses?

Councilman Rainey, stated that: Is there another right away in the other development across the tracks?

Mr. Jargstorff: Oak Street.

Councilman Rainey: K know you can't put it there now; because of the railroad track.

Chairman Tallarico: You would have to put a tunnel or a bridge in.

Eleanor Spreer, asked: Are provisions being made; or is there a home going to be situated right in that right away, if and when some time, the railroad track goes.

Chairman Tallarico, stated that: After we get through with this public hearing tonight this map goes to our Engineer and he will check it out. We are just here to take information down, that's why there is a public hearing, to get your views on it. There will be no vote taken tonight; or anything until this thing is checked out by our Engineer.

James T. Buckley, asked: What is the eventual disposition of the railroad track? is there any indication that it might be given up or anything?

Chairman Tallarico, answered: I have no idea. I couldn't tell you.

Mr. Jargstorff, asked: What effect do you think that might have?

Mr. James Buckley, answered: It would ease the traffic problem 100%.

Mr. Jargstorff, asked: Do you mean if they converted the railroad track into a road?

Mr. Buckley, answered: yes, I have heard a couple of rumors that it might be possible. If so, it could be an excess off of Birchwood.

Lillian Toffler, stated that: This is 50' from the road. I live right here. What protection are we going to have from this road. Each of our homes on Birchwood Drive are 50' in from the road; if a car got out of control; I don't know what would happen. I don't want someone to run under my bedroom.

Chairman Tallarico, stated that: This easement was there before you bought the house.

Lillian Toffler, asked: Are there going to be any fences put up on each side of the road? I imagine there will be curbing. The land there is flush, there isn't any grade. The man next to us has a brick wall that goes around his drive way. If anybody lost control of their car, they would go right over his wall.

Mr. Silberberg, stated that: We will have curbing on both sides.

Lillian Toffler, stated that: It still doesn't give us much protection. When digging out that area it also might collapse his wall. We have a problem with traffic now. It's worth your life. There should be a light also, there are trees in the back of our property. We bought it with the idea of having privacy. Are you leaving any of these trees between the homes you are building and ours?

Mr. Silberberg, stated that: We will leave as many as the construction will allow.

Mr. Buckley, stated that: The second right of way is all rock, isn't it?

Mr. Eustance: No, there is no particular rock problem in that area.

(woman) Is there any guarantee there will be trees left.

Morton Silberberg: No guarantee.

(woman) There are two streams right in back of my house. These two streams are very hearty in the summertime. They really go. Right under our land is great big orange pipes. If you break any of those pipes, we are finished.

Mr. Silberberg, stated that: We don't enter on that property. It will be given to the Town.

John McCann, Chief Bureau of Fire Prevention, I just want to be sure that every one of these streets in this development have 8" water lines.

Mr. Silberberg, answered: Yes

John McCann, stated that: How about the hydrants? Are there hydrants at the end of each dead end street? At the intersections?

Mr. Silberberg: We have had the Water Dept. and the Fire Dept. review this already.

Mr. McCann, How about the streets? What is the width of these streets?

Mr. Eustance: 50' right away, 20' plus 5' on each side. You are going to have 30' available.

• Mr. McCann, stated that: If it is any narrower than this we will have problems with the apparatus, and this is our main objection. If it is any narrower than this then we don't approve it.

Mr. Loscalzo, stated that: Then you might have to change the Town requirements for highways if that's the case; because this is the Town requirement. We have to abide by the regulations.

Mr. McCann, stated that: I understand that; but I'd like to check these fellows when they come in with new developments to check the widths of the streets so we are sure they live up to what they are saying.

Mr. Jargstorff, stated that: We don't approve any streets in subdivisions less than 50' in width.

Mr. Jargstorff, stated that: I would like the attorney to explain to me the size of lots 10,000 sq. ft. verses 12,000 sq. ft., that we have discussed many times in the past.

Chairman Tallarico, stated that: This is cluster zoning which allow it, and it has been approved by the Town Board.

Mr. Bambrick, stated that: Why don't they show the individual house on the maps, instead of all the elevation lines, so the home owner can see what he is confronted with.

Chairman Tallarico, stated that: They made this map up to Town specifications.

Councilman Rainey, stated that: this land they are leaving green, Are they giving this to the Town for parks in lieu of parkland fees?

Elliot Weiner: No, we are paying parkland fees. This land is not to be used for anything, just for drainage.

Chairman Tallarico; I hereby officially close this public hearing at 8:30. P.M.

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

CHARLES N. WINTERS
County Clerk

Tel. (914) 294-5151

RICHARD E. RIKER
Deputy County Clerk

6-13-73

Date June 4, 1973

Chairman of Planning Board
Town of NEW WINDSOR

Dear Mr. Tallarico,

In compliance with the Town Planning Law, this is to notify you that the Plan of Subdivision for PARKLAWN Town of NEW WINDSOR, dated Oct. 11, 1972 and approved by you on May 21, 1973, was filed in our office on May 22, 1973, as Map Number 2996 in Pocket 15 Folder A.

With kindest regards, I am

Very truly yours,

Charles N. Winters
County Clerk

By: Shirley B Hadden
Chief Clerk

CC T/K
A/R
P/B

PARKDALE ESTATES, INC.

Builders and Developers

4 Parkdale Drive
New Windsor, N. Y. 12550
914-561-3868

The Honorable Theodore Marsden
Supervisor Town of New Windsor
Town Hall
New Windsor, New York 12550

September
1
1972

Re: Parklawn Subdivision
Erie Avenue at Birchwood

Dear Mr. Marsden:

In response to your constructive advice offered during our past meeting, I enclose a revised map of our Parklawn subdivision incorporating the points you mentioned.

You will note that we have increased the minimum lot size to 10,000 square feet. While this revision has caused us to eliminate several lots from the map, we are in agreement with you that the larger lots will make for a more handsome subdivision.

The minimum frontage on the cul-de-sacs has been increased to 60 feet. In all lots, the frontage at the building line will be 90 feet. Our engineers indicate that this allowance for lots on a cul-de-sac (90 foot frontage at building line rather than at front of lot) is permitted on standard layouts of subdivisions. As our "typical lot layout" indicates, our current subdivision plan will meet all current requirement as to lot width, lot depth, minimum front yard, side yard and rear yard. The only point that our cluster plan will differ from the standard is in regard to lot area.

In closing I would like to thank you once again for ^{your} interest and constructive criticism in developing this project.

Very truly yours,
PARKDALE ESTATES, INC.

By: Norton Silberberg
N.M. Silberberg

NMS:jl

WATER, SEWER, HIGHWAY REVIEW FORM:

file
PARKDALE ESTATES
4 PARKDALE DR.

The maps and plans for the Site Approval _____
Subdivision ✓ as submitted by PARKDALE
for the building or subdivision of _____
has been reviewed by me and is approved ✓ disapproved _____

If disapproved, please list reason.

7-MUELLER "104" HYDRANTS,
MAP OF JUNE 15, 1972.
REVISED - 9-13-72.

8" WATER MAINS.

HIGHWAY SUPERINTENDENT

Joseph Craig

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT



1763

Chief

John McCann

Deputy Chiefs

George Babcock

Thomas Gorton

Edward Kirwan

Michael Popowick

Robert Welsh

Sidney Weinheim

BUREAU OF FIRE PREVENTION

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

November 27, 1972

New Windsor Planning Board
555 Union Ave
New Windsor, N. Y.

Dear Sir:

The Fire Prevention Bureau has recently reviewed the plans for the homes in the Park Lawn development. It is noted that there are an insufficient number of hydrants on the Street named Park Lawn Drive.

The National Fire Protection Association recommends that hydrants should be placed no more than 300ft. or 400ft. from the building to be protected. Hydrants placed any further then these figures causes more delay and pressure loss in the hose lines.

The Bureau recommends that a hydrant be placed some where in the area of lots number 8 and 9 and also one by the corner of Park Lawn Drive and Balmoral Circle.

Sincerely yours,

John McCann
Chief

cc New Windsor Water Department

WATER, SEWER, HIGHWAY REVIEW FORM: FIRE BUREAU

The maps and plans for the Site Approval _____ Subdivision ✓
as submitted by PARKLAWN (MORTON SILBERBERG)
for the building or subdivision of PARKLAWN
has been reviewed by me and is approved _____ disapproved ✓

If disapproved, please list reason.

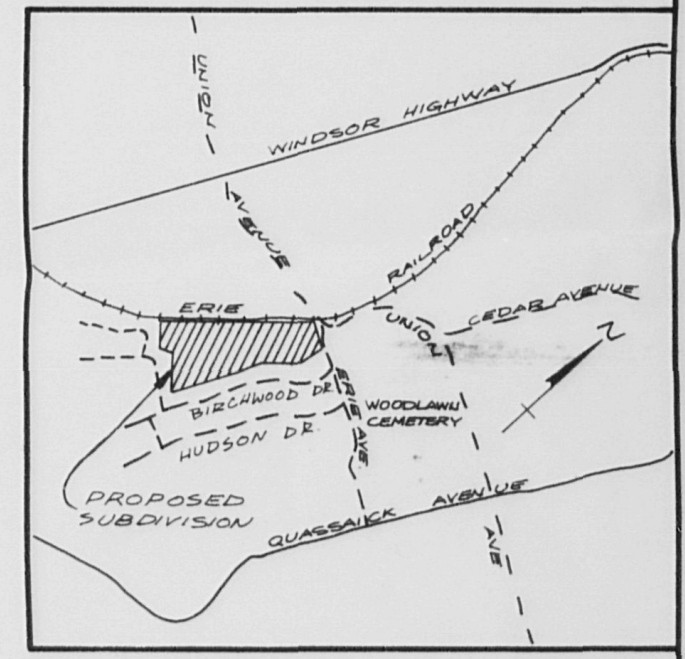
Plans show 6" water lines and requirement
is 8" lines

Came in
with 8"

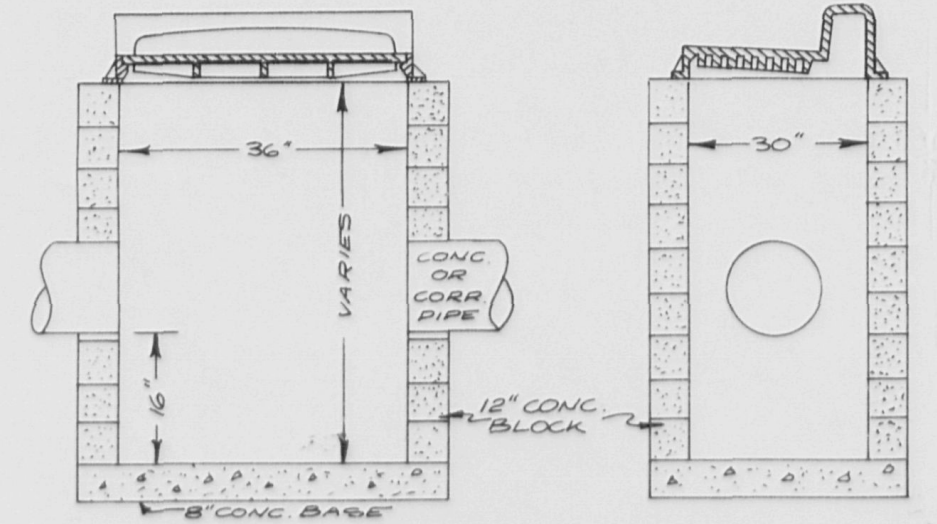
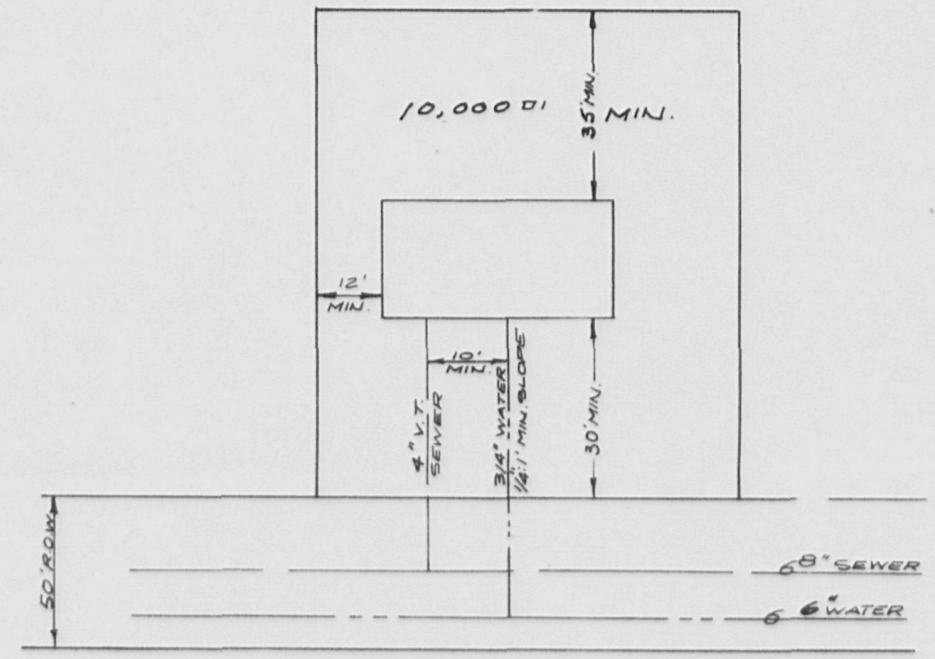
HIGHWAY SUPERINTENDENT
State, County, Town

WATER SUPERINTENDENT

John Mc Cann
~~SANITARY SUPERINTENDENT~~
Fire Prevention Bureau
Chief

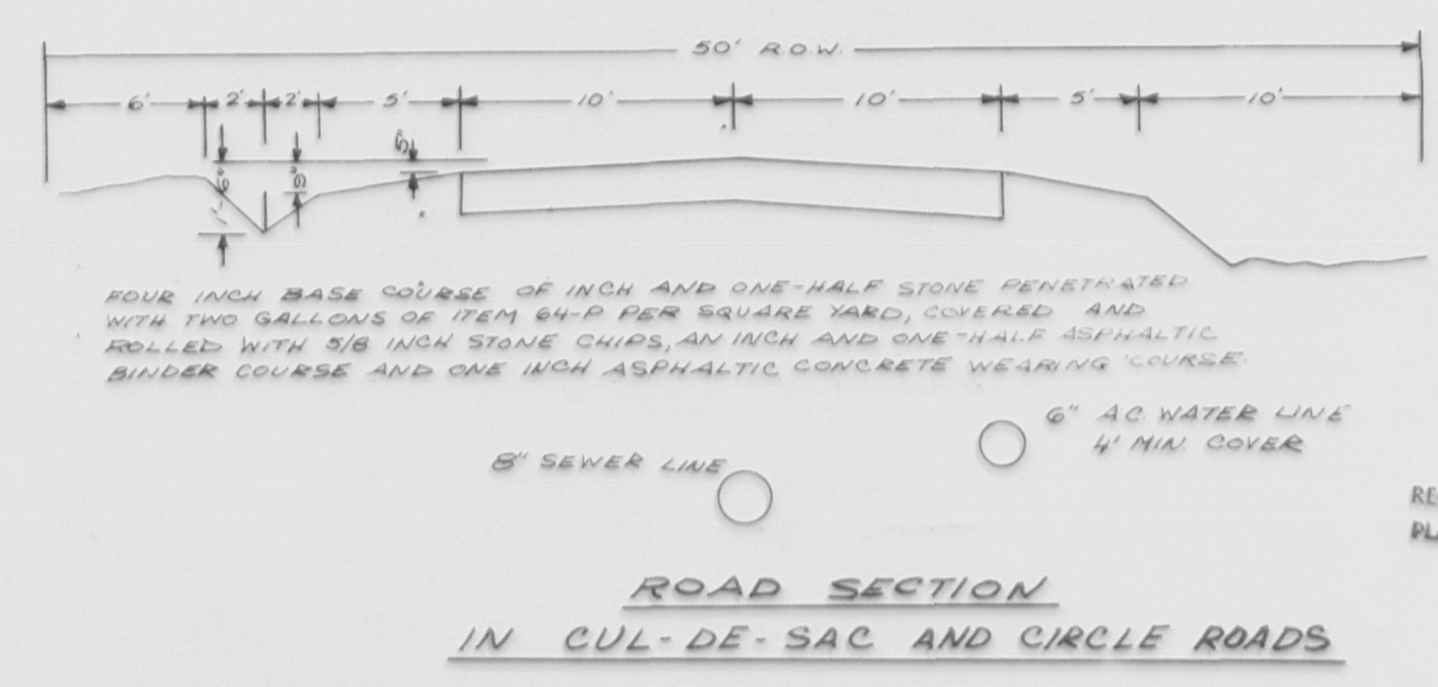
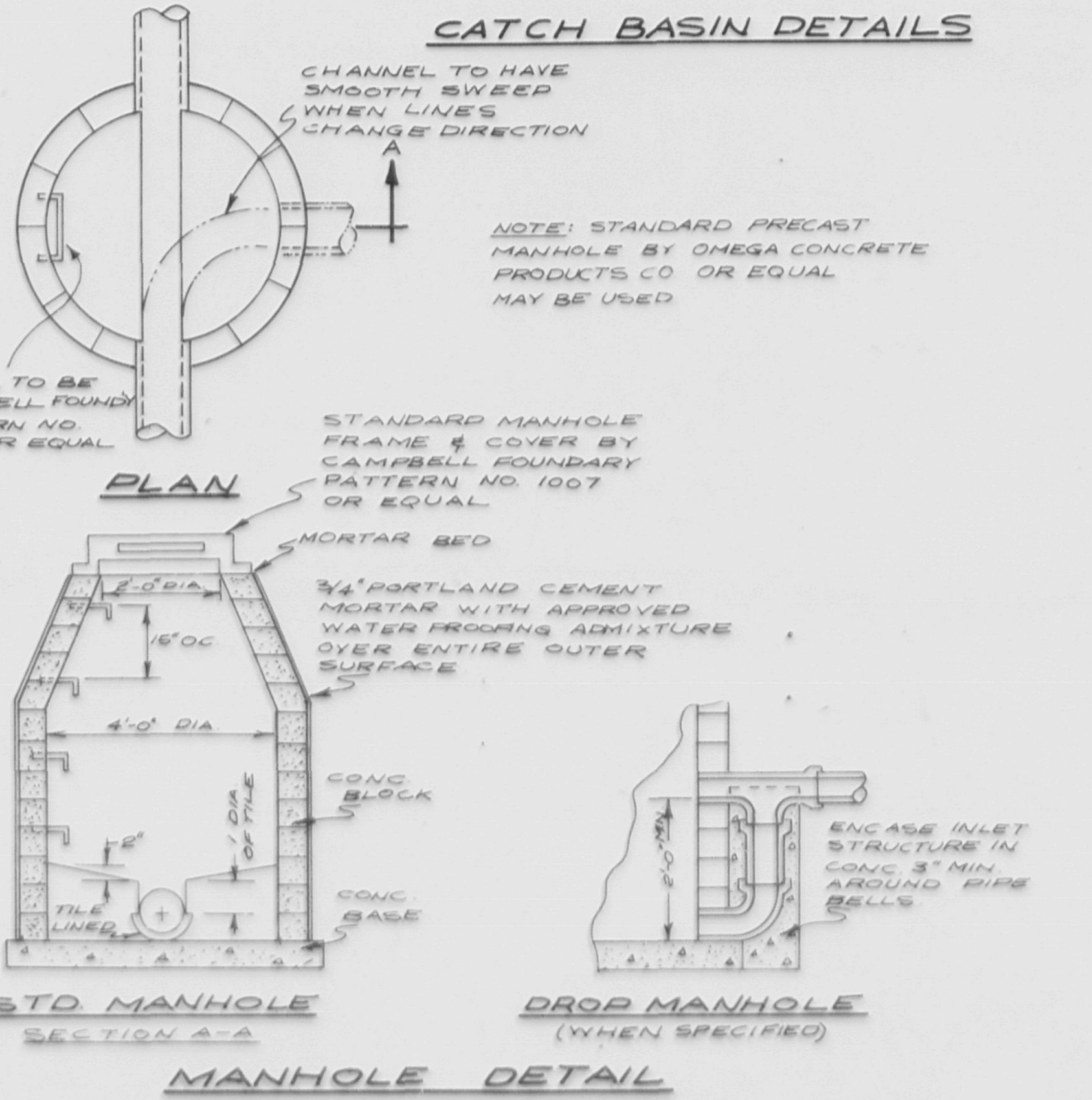
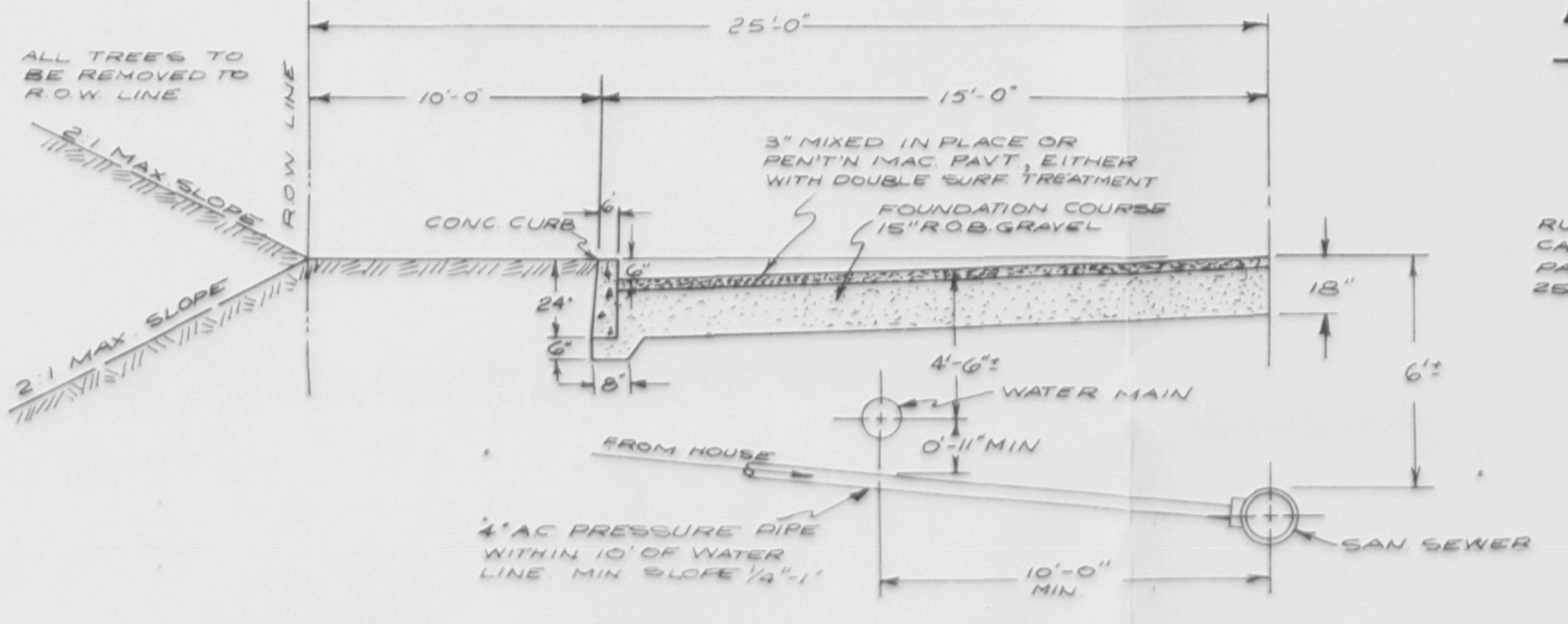


- NOTES**
1. THE SUBDIVIDER WILL CEDE TITLE TO THE TOWN OF NEW WINDSOR FOR THE LAND AREAS NOTED FOR STREETS & EASEMENTS.
 2. SUBDIVISION CONSISTS OF 26.2 ACRES AND 65 LOTS.
 3. MUNICIPAL SEWERS AND WATER.
 4. GREEN AREAS CONSIST OF 4.71 ACRES.
 5. AREA WATER PRESSURE APPROX. 80 PSI.
 6. PUBLIC WATER & SEWAGE FACILITIES TO BE PROVIDED.
- RECORD OWNER: PARKDALE ESTATES, INC.
ADDRESS: 4 PARKDALE DRIVE, NEW WINDSOR, N.Y.
- SUBDIVIDER: PARKDALE ESTATES
ADDRESS: 4 PARKDALE DRIVE, NEW WINDSOR, N.Y.
- NOTE - HYDRANTS TO BE MUELLER HYDRANTS ON BALMORAL & PARKLAWN DRIVE CHANGED FROM 6" TO 5" 9/13/76
WATER MAIN CHANGED FROM 6" TO 5" 9/13/76



NOTES

REGULATIONS	CLUSTER LAYOUT
1. ZONING DISTRICT RB	
2. MIN. LOT AREA	12,000 sq'
3. MIN. LOT WIDTH	30'
4. MIN. LOT DEPTH	100'
5. MIN. FRONT YARD	30'
6. ONE SIDE YARD	12'
7. BOTH SIDE YARD	30'
8. MIN. REAR YARD	35'



PRELIMINARY PLAN OF SUBDIVISION

PARKLAWN

TOWN OF NEW WINDSOR COUNTY OF ORANGE, N.Y.

SCALE: 1"=50'

DATE: JUNE 15, 1976
REVISED: 7/1/76
REVISED: 7/1/76
REVISED: 7/1/76

RECEIVED TOWN OF NEW WINDSOR PLANNING BOARD 7/1/76

ESTABLISHED & INCORPORATED, N.C.
P.O. BOX 555, CHICKLEWILL, N.Y. 10919